Lord Sheffield's, Downing Street

THE

PARTICULARS

OF A VALUABLE

FREEHOLD ESTATE,

IN

HAMPSHIRE;

A

FREEHOLD ESTATE,

In the Townſhip of EYE KETTLEBY, near the Town of MELTON MOWBRAY, in LEICESTERSHIRE;

A

FREEHOLD ESTATE,

AT

FLEET, in LINCOLNSHIRE;

AND OF A

FREEHOLD ESTATE,

AT

BATTERSEA RISE, in *SURREY*;

Which will be SOLD by AUCTION,

By Meſſrs. *SKINNER* and *DYKE*,

On WEDNESDAY the 8th of APRIL, 1789,

At Twelve o'Clock,

At GARRAWAY's Coffee-Houſe, *'Change-Alley*, CORNHILL,

IN FOUR LOTS.

Particulars at Garraway's, and of Meſſrs. SKINNER and DYKE, Alderſgate Street.

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THE
PARTICULARS, &c.

LOT I.

A Valuable FREEHOLD ESTATE, in Hampſhire, One Mile from the Road to Portſmouth, Two Miles from Petersfield, Ten from the Sea Ports of Havant and Emſworth, and Fifty-ſix from London;

COMPRISING

The extenſive and truly deſirable MANOR *of* MAPLEDURHAM,

(Eight Miles in Length, and of conſiderable Breadth)

Annual Quit Rents, Fines, Heriots, Appurtenances, and Hereditaments, Manſion Houſe, Offices, Gardens, and Fiſh Ponds, ſuitable Buildings for the Huſbandry Buſineſs, and ſeveral Woods and Coppices of Timber and Underwood.

The whole Quantity of Land Eight Hundred and Forty-one Acres Three Roods and Thirty-nine Perches, be the ſame more or leſs, and about Three Thouſand Acres of Sheep Down, on which a few of the Tenants of the Manor have only a ſtinted Right of Common.

The Rents (including Woods, Coppices, and Quit Rents) amount to

Five Hundred and Forty Pounds Three Shillings per Annum,

Capable of much Improvement.

	£.	s.	d.
The MANOR is truly deſirable, abounding with Game.			
One Hundred and Seven annual Quit Rents, received from Freeholders, Copyholders, and Lifeholders, amounting to —	20	3	0
The Manſion Houſe, contains ſeveral commodious Apartments, with Offices, Gardens, and Fiſh Pond; and Two capital Farms, containing Six Hundred and Fifty-three Acres Two Roods and One Perch of Meadow, Paſture, and Arable Land, with every ſuitable Building for Huſbandry Buſineſs properly detached; let on Leaſe, with the adjacent Downs, to Mr. William Herſee, for 7, 14, or 21 Years from the 10th of October, 1778, at per Annum — — — — — —	450	0	0
N. B. Poſſeſſion will be given to a Purchaſer on eaſy Terms, at Michaelmas next if required			
Two Incloſures of Land, containing Fifteen Acres and One Rood, on Leaſe to Frank Huggonin, Eſq. for an unexpired Term of 14 Years from the 10th of October, 1778, at	11	0	0
A ſmall Field, in the Poſſeſſion of Mr. T. Adams — —	1	0	0
Four Cottages, of the annual Value of 2l. each — — —	8	0	0
Several Woods and Coppices, containing One Hundred and Fifty-nine Acres and Thirty-eight Perches, ſtocked with various Timber and Underwoods, the ſuppoſed annual Value	50	0	0
Excluſive of Royalties, &c. of Manor	£. 540	3	0

Ten Meſſuages and other Premiſes, let on One, Two, and Three Lives, of the Value of about 50l. per Annum, to which the Purchaſer will be entitled at the Demiſe of the Lives.

The ESTATE *is ſituate in a fine ſporting picturesque Part of the Country, eaſy Diſtances from Sea Port and Market Towns, and is favourable to all Kinds of Corn, Turnips, Hops, &c. The* Lands *lie compact, divided into convenient Incloſures and well fenced, finely diverſified by hanging Woods. Only Six or Seven Tenants of the Manor have a ſtinted Right of Common on the* Sheep Downs, *they may ſtock with* 900 *Sheep, the Proprietor with* 1800. *(It is obvious that a great Improvement may take place by proper Management.) The* Manſion Houſe, *at a ſmall Expence, may be made ſuitable for a Family, or a Gentleman Sportſman.*

LOT II.

A Valuable FREEHOLD ESTATE, ſituate in the Townſhip of Eye Kettleby, near the Town of Melton Mowbray, in Leiceſterſhire; conſiſting of One Hundred and Fifty Acres, be the ſame more or leſs, of extremely rich Meadow and Paſture Land, the whole Tythe free; now let to Meſſrs. Whitchurch, Sharp, and Mrs. Ann Birſtall, Tenants at Will, at low Rents amounting to

One Hundred and Seventy-eight Pounds Nineteen Shillings per Annum.

The ESTATE lies exceedingly compact, Part bounded by a fine River, is near the Turnpike Road leading from Leiceſter to Melton Mowbray, and in the Heart of Meynell's Hunt, poſſeſſing the deſirable and ſuperior Advantage of Situation for a Nobleman or Gentleman to build a Hunting Seat.

Subject to a Chief Rent of 3l. 18s. 8d. per Annum.

LOT III.

A Valuable FREEHOLD ESTATE, ſituate at Fleet, in Lincolnſhire, Two Miles from Holbeach, Three from Long Sutton, and Ten from Spalding, all good Market Towns;

COMPRISING

The very deſirable Manors of Fleet Harrington and Fleet Fitzwater,

Extending over about Three Thouſand Seven Hundred Acres, excluſive of Five Hundred Acres of common Fen, which if incloſed as Long Sutton Fen now is in the neighbouring Pariſh, would greatly increaſe the Value of the Eſtate, as well as the manorial Rights

The FARM and BULL INN are ſituate at FLEET, between Croſs Keys and Foſſdyke Waſh;

Alſo a FARM called HALL FARM;

Containing in the whole Three Hundred and Eight Acres Three Roods and Seven Perches, of excellent Meadow, Paſture, Arable, and Wood Land, in fine Condition, and lies exceedingly compact;

ON LEASE TO

Meſſrs. JAMES, BELL, DECAMPS, and others,

Reſpectable Tenants, at Rents amounting to

THREE HUNDRED AND EIGHTY-FIVE POUNDS EIGHT SHILLINGS PER ANNUM,

Excluſive of Manorial Rights, Quit Rents, Fines, and Tolls.

				£.	s.	d.
The MANORS are very deſirable and abounding with Game.						
The Quit Rents payable to the Manor of Fleet Harrington, amounting to			8 19 7½			
Ditto to the Manor of Fleet Fitzwater,	—	—	7 12 6	20	12	1½
Tolls from the Truſtees of Turnpikes	—	—	4 0 0			

Excluſive of Fines on Death or Alienation.

The BULL Inn, Stabling, Gardens, Hop-kilns, and ſuitable Out-buildings.

A deſirable FARM, eligibly ſituate at Fleet, on Leaſe to Mr. Joſeph James, containing One Hundred and Fifty-four Acres Three Roods and Twelve Perches, be the ſame more or leſs, of fertile Meadow, Paſture, and Arable Land, lying compact, and in high Condition; One Hundred and Forty-five Acres Two Roods and Nine Perches, are on Leaſe, which expires at Lady-day, 17 at an eaſy Rent of per Annum	—	—	182 2 0			
And Nine Acres One Rood and Three Perches are under Agreement to Mr. James, which expires with the Leaſe, at per Annum			13 0 0	195	2	0
HALL FARM, ſituate contiguous to the above, containing One Hundred and Thirteen Acres and Seventeen Perches, be the ſame more or leſs, of rich Meadow, Paſture, and Arable Land, well watered; a Dwelling Houſe and Out-buildings, on Leaſe to Mr. Bell for 7 Years from Lady-day, 1789, at per Annum	—	—	144 0 0			
Six Pieces of thriving Wood Land, the Paſturage of which is included in Mr. Bell's Leaſe; the yearly Value	—		11 11 0	155	11	0

N. B. *Two-thirds of Two Pieces, containing Two Roods, are the Property of the Lord, and not included in the above.*

An Incloſure of Land, called the Entry Piece, containing Five Acres One Rood and Sixteen Perches, be the ſame more or leſs, under Agreement to Mr. Decamps, which expires at Lady-day, 17 at per Annum	—	—		8	10	0
Three Incloſures of Land, called Branches Drove and Ben's Gate, Two Pieces, containing Twenty-three Acres Two Roods and Fifteen Perches, be the ſame more or leſs, to Mr. Pennington, under Agreement, which expires at Lady-day, 1790, at per Ann.				23	2	0
A Cottage and Garden, containing One Rood and Five Perches, let to Eraſmus Gott, at Will, at per Annum	—	—		3	3	0
				£. 406	0	0½

The Whole of the Eſtate is Freehold, except Twenty-two Acres, which are held of the Manor of Fleet Dominorum, Eighteen of which are High and Four Low Land, the Fine paid on the High Land is 1s. 4d. *per Acre, and the Low Land only* 4d; *the Quit Rent the ſame; the laſt Fine paid on Admiſſion, including every Expence, amounted to* 5l. 5s. 7d. *only.*

The Taxes of all Kinds are remarkably low; the Land Tax on the whole Eſtate being only 21l. 8s. *is exceedingly well wooded and watered.*

LOT IV.

To be ſold by Order of the Executors.

A Deſirable FREEHOLD ESTATE, pleaſantly ſituate at Batterſea Riſe, between Clapham and Wandſworth Commons, and very eligible to build on; conſiſting of Thirty Acres of exceeding rich Land, be the ſame more or leſs, on which is a Plantation of thriving young Firs, and ſeveral Fruit Trees, the whole incloſed with ſtout Park paling; a Brick Dwelling Houſe, Barns, Stabling, and Out-buildings; late in the Poſſeſſion of

JOHN CHURCH, Eſq. deceaſed.

Alſo a Dwelling Houſe, Stable, and ſmall Garden, let to John Martin, Tenant at Will, at 10l. per Annum.

Its eaſy Diſtance from the Metropolis and genteel Neighbourhood, render it a very deſirable Situation.

CONDITIONS OF SALE.

I. THE higheſt Bidder to be the Purchaſer; and if any Diſpute ariſe between two or more Bidders, the Lot to be put up again.

II. No Perſon to advance leſs than Twenty Pounds at each Bidding for Lots I. and III. and Ten Pounds for Lots II. and IV.

III. The Purchaſers ſhall pay down immediately a Depoſit of Fifteen Pounds per Cent. in Part of the Purchaſe-Money, and ſign an Agreement for Payment of the Remainder for Lots I. II. and III. on or before the 31ſt of July, 1789; and for Lot IV. on or before the 1ſt of May, 1789; on having good Titles.

IV. The Purchaſer of each Lot ſhall have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchaſe-Money according to the Third Condition; and be entitled to the Rents and Profits of the firſt Three Lots from Midſummer 1789, to which Time all Outgoings will be cleared. Poſſeſſion to be given of the Part not let of Lot IV. on the Completion of the Contract, and the Rent and Profits of the Part let to be received from Lady-day, 1789, to which Time all Outgoings will be cleared.

V. There being a Duty on all Sales of Eſtates, &c. of Threepence Halfpenny in the Pound, to be levied on the Buyers or Sellers, as may be thought moſt proper; the Lots compriſed in this Particular are to be ſold, ſubject to the Seller's paying One Moiety of the ſaid Tax, and the Buyers the other, excluſive of the Sums the ſaid Lots ſhall ſell for.

LASTLY. If the ſaid Purchaſers neglect or fail to comply with the above Conditions, the Depoſit-Money to be forfeited, the Proprietors ſhall be at full Liberty to re-ſell the ſaid Lots, and the Deficiency, if any, by ſuch ſecond Sale, together with the Charges attending the ſame, ſhall be made good by the Defaulter at this preſent Sale.